

Before the Board of Zoning Adjustment, D. C.

Application No. 11640, of Alloveon L. Wells, pursuant to Section 8207.11 of the Zoning Regulations, for a variance from the side yard requirements, as provided by Section 3305.1 to permit the erection of an addition to a single family dwelling at 25 Nicholson Street, N. W., Lot 811, Square 3382.

HEARING DATE: June 19, 1974

EXECUTIVE SESSION: June 25, 1974

FINDINGS OF FACT:

1. The property is located in an R-1-B zone and is improved with a two-story detached dwelling.
2. The architect, Mr. Philip R. Wachter testified that applicant wishes to extend the garage five feet forward.
3. The garage is attached to the house and is approximately 20 feet in length. The existing side yard is five feet and will remain the same.
4. The side yard requirement of the R-1-B Zone is 8', therefore applicant needs a 3' variance.
5. Mr. Watcher testified that the applicant cannot get her car into the existing garage.
6. No opposition was registered.

CONCLUSIONS OF LAW:

We are of the opinion that applicant has shown a practical difficulty within the meaning of the variance clause. The existing side yard will not be decreased.

For the above reasons, the Board concludes that the requested relief can be granted without substantially impairing the intent and purpose of the Zoning Regulations.

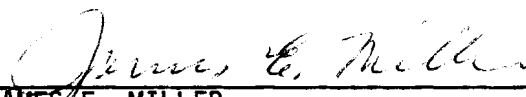
ORDERED:

That the above application be GRANTED.

VOTE: 4-0 (Lilla Burt Cummings, Esq. abstaining.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
JAMES E. MILLER,  
Secretary to the Board

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FINAL DATE OF ORDER: 7/27/74

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.